

Mr Neil Brearley
4b Hampstead Hill Gardens
London
NW3 2PL

(Our Ref:2023)

16th December 2020



17 SLINGSBY PLACE
LONDON | WC2E 9AB

Dear Neil,

RE: THE PROPOSED REDEVELOPMENT OF 4B HAMPSTEAD HILL GARDENS – DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT

Instruction

Point 2 Surveyors has been instructed to undertake an assessment of the potential daylight, sunlight and overshadowing impact caused to any surrounding, residential properties as a result of the proposed redevelopment of 4b Hampstead Hill Gardens (as designed by Grid Architects). The technical analysis and advice herein is based upon the *Building Research Establishment; site layout and planning for daylight and sunlight; a guide to good practice (2011)* (The 'BRE Guidelines'). A full methodology of the analyses is enclosed hereto, including 3D drawings and window maps

Sources of Information

Point 2 Surveyors	-	Site Photos
Ordnance Survey Limited	-	Digital O/S Extract
Camden Planning Portal	-	Floor plans and elevations
Grid Architects	-	Proposed Info (December 2020) 2020-12-08-4bHHG.skp

Surrounding Properties

The following 7 surrounding properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity

- | | |
|------------------------------|------------------------------|
| 1) 4 Hampstead Hill Gardens | 5) 7 Hampstead Hill Gardens |
| 2) 4a Hampstead Hill Gardens | 6) 9 Hampstead Hill Gardens |
| 3) 5 Hampstead Hill Gardens | 7) 11 Hampstead Hill Gardens |
| 4) 6 Hampstead Hill Gardens | |

The location of these properties can be identified upon the existing and proposed drawings enclosed.

Daylight (VSC and NSL) and Sunlight (APSH) Summary

With reference to the technical analysis, all 7 assessed properties will experience small changes in VSC (daylight) and/or NSL (daylight) and/or APSH (sunlight) as a result of the proposed development, but any alterations will fully comply with BRE recommendations and thus should not be noticeable to the room's occupants.

Overshadowing Summary

With regards to overshadowing, we have analysed all 4 surrounding areas of private, outdoor amenity space within both existing and proposed scenarios on the 21st of March, 21st of April, 21st of May and 21st of June (please see drawings P12023/SHA_09-12). These being:

Area A – 4a Hampstead Hill Gardens (rear garden)
Area B – 4 Hampstead Hill Gardens (rear garden)
Area C – 6 Hampstead Hill Gardens (front garden)
Area D – 6 Hampstead Hill Gardens (rear garden)

The results show that on the 21st of March, 21st of April, 21st of May and 21st of June, Areas A, B and D will either continue to receive at least 2 hours of direct sunlight to the same total area following construction of the Proposed Scheme, or if there is a change in the total area receiving this level of sunlight it does not exceed a percentage alteration of 20%. Any change in sunlight amenity to these areas is therefore considered to be negligible.

Area C, which forms one of 6 Hampstead Hill Gardens' two outdoor amenity areas, currently receives at least 2 hours of direct sunlight to 77.3% of its total area on the 21st of March. Following construction of the Proposed Scheme this percentage is reduced to 46.1%, falling marginally short of the BRE's recommended 50%. However, during the majority of the Spring and Summer Months (from 21st of April to 21st of September), 84.9%-97.3% of its total area will receive at least 2 hours of direct sunlight throughout each day. On the 21st of June, when the area is most likely to be occupied, there is no perceptible change in the total area which will receive at least 2 hours of direct sunlight.

Conclusions

The proposed development at 4B Hampstead Hill Gardens demonstrates full compliance with BRE daylight (VSC and NSL), and sunlight (APSH) guidance and thus will not materially affect the daylight and sunlight amenity within any neighbouring properties.

Further, the proposed development will have a negligible effect upon the availability of direct sunlight to a majority of surrounding outdoor amenity areas throughout the year, particularly during the summer months, when they are most likely to be occupied.

We trust this letter and enclosures provides sufficient information with regard to daylight, sunlight and overshadowing, but if you require anything further please do not hesitate to contact us.

Yours sincerely,

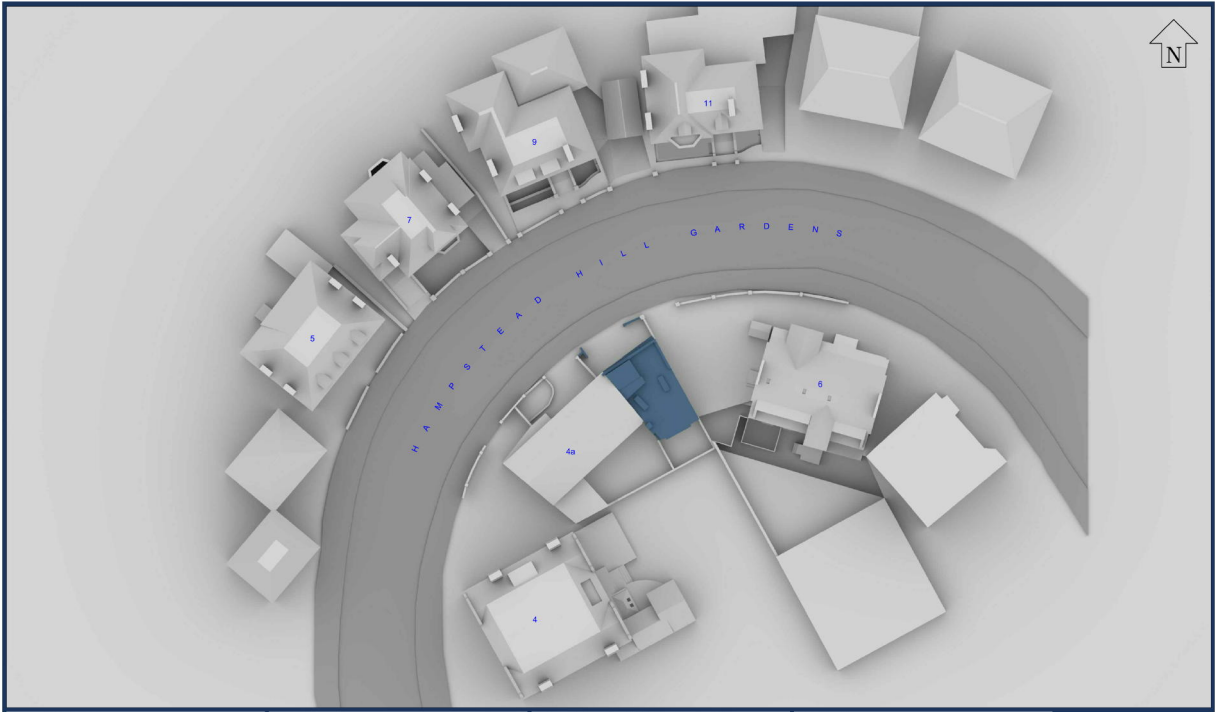


Georgina Mann
Senior Surveyor
Point 2 Surveyors Ltd



Appendix A – Drawings

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POINT



Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects:
 3D model (received 14/10/19)
 19/0017-Admiral-Clean-Shop
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 211289R-0001-F2-2D.dwg/211289R-elevations-F2.dwg/211289R-roof
 plan-F2-Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: Existing Buildings
 Proposed Scheme

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Plan View
 Existing Site

Scheme Confirmed: -	Date: -	Drawn By: HC/JMG	Scale: 1:350 @ A3	Date: October '19	Dwg No: P2023/01/	Rel: 03
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Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects:
 3D model (received 14/10/19)
 19/0023-Admstrg-Client-Exp
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 211289R-0001-F2-2D.dwg/ 211289R-elevations-F2.dwg/211289R-roof
 plan-F2-Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

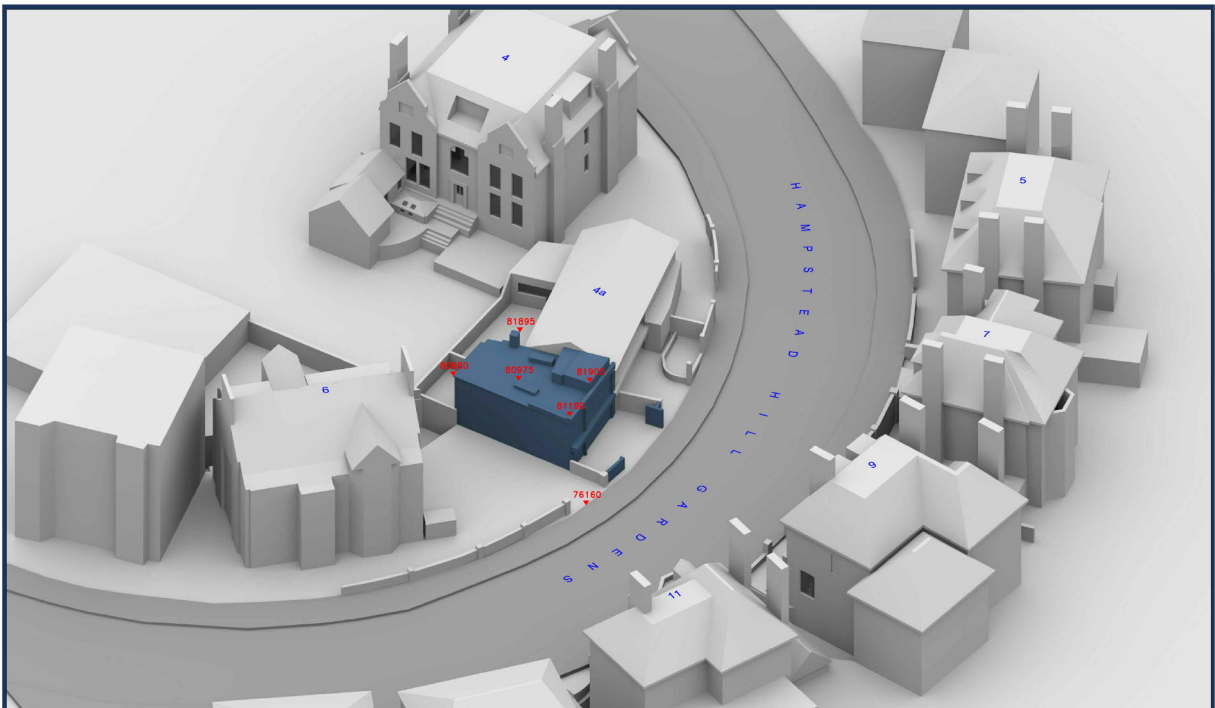
Key: Existing Buildings
 Proposed Scheme

Project: 4b Hampstead Hill Gardens, London, NW3

Title: 3D View Existing Site

All Heights in mm AOD		Drawn By:		Scale:		Date:		Dwg No:		Rel:	
Scheme Confirmed:	-	Date:	-	HC/JMG	NTS @ A3	October '19		P2023/02/		03	





Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects:
 3D model (received 14/10/19)
 19/02/19 Adjoining Clean-Up
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 21/10/19/2019 P2_20.dwg/ 21/10/19/2019 elevations P2.dwg/21/10/19/2019 roof plan P2 Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: Existing Buildings
 Proposed Scheme

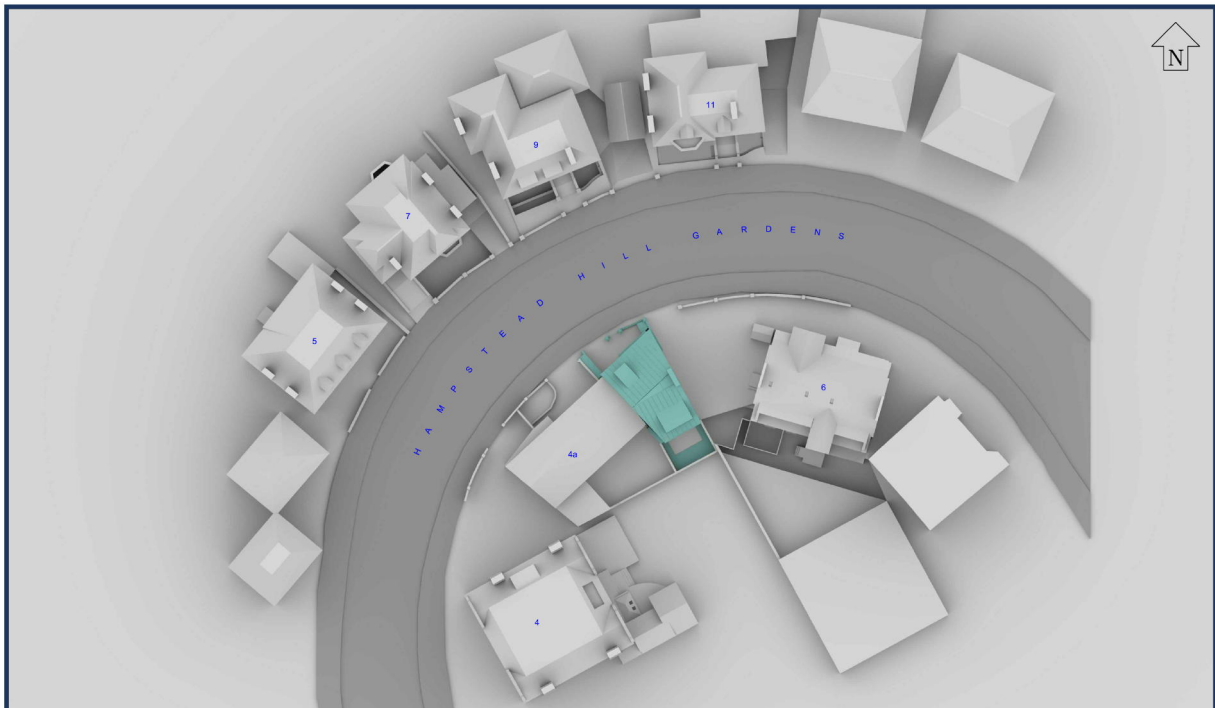
All Heights in mm AOD

Project: 4b Hampstead Hill Gardens, London, NW3

Title: 3D View Existing Site

Scheme Confirmed: -	Date: -	Drawn By: HC/JMG	Scale: NTS @ A3	Date: October '19	Dwg No: P2023/03/	Rel: 03
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Sources: Point 2 Surveyors
 Site Photos (received 15/02/19)
 CAD Architect
 3D model (received 09/12/20)
 2020-12-08-4bpt2.dwg
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 15158PW case F2 2D.dwg/ 15158PW elevations F2.dwg/15158PW/roof
 plan F2 Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: Existing Buildings
 Proposed Scheme

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Plan View
 Proposed Scheme received 09/12/20

Scheme Confirmed: -

Date: -

Drawn By: CJ

Scale: 1:350 @ A3

Date: Dec 20

Dwg No: **P2023/16**

Rel: **04**





Sources: Point 2 Surveyors
 Site Photos (received 15/02/19)
 CAD Architect's
 3D model (received 09/12/20)
 2020-12-08-4bnt6c.dwg
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 151589R case F2_2D.dwg/ 151589R elevations F2.dwg/151589R/roof
 plan F2.Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: 4b Hampstead Hill Gardens, London, NW3

Title: 3D View
 Proposed Scheme received 09/12/20

Scheme Confirmed: -

Date: -

Drawn By: CJ

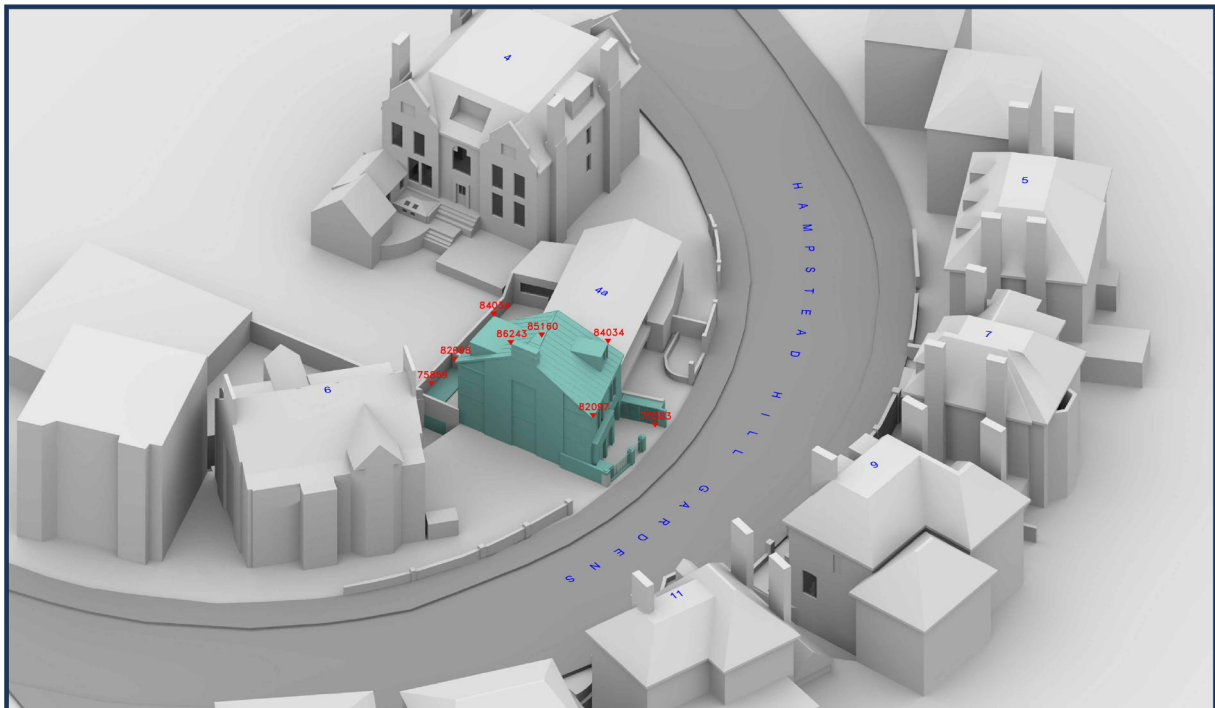
Scale: NTS @ A3

Date: Dec 20

Dwg No: P2023/11B

Rel: 04





Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD models
 3D model (received 09/12/20)
 2020-12-08-4bntdc.dwg
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 215189R.dwg P2_20.dwg/ 215189R elevations P2.dwg/ 215189R/roof
 plan P2 Model.dwg
 Civil Compliance
 Various Neighbouring Floorplans and Planning Documents

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: 4b Hampstead Hill Gardens, London, NW3

Title: 3D View
 Proposed Scheme received 09/12/20

Scheme Confirmed: - Date: -

Drawn By: CJ

Scale: NTS @ A3

Date: Dec 20

Dwg No: **P2023/12B** Rel: **04**



Appendix B – Results





DAYLIGHT ANALYSIS
4B Hampstead Hill Gardens, London
EXISTING vs PROPOSED DATED 09/12/20
P2023 - rel4

Room	Room Use	Window	DAYLIGHT		Loss	%Loss
			Existing VSC	Proposed VSC		

5 Hampstead Hill Gardens

R1/50	ASSUMED_RESI	W4/50	34.66	34.59	0.07	0.20
R1/50	ASSUMED_RESI	W5/50	35.08	34.99	0.09	0.26
R3/50	ASSUMED_RESI	W1/50	32.50	32.45	0.05	0.15
R3/50	ASSUMED_RESI	W2/50	33.87	33.83	0.04	0.12
R1/51	ASSUMED_RESI	W4/51	36.08	36.08	0.00	0.00
R1/51	ASSUMED_RESI	W5/51	36.24	36.24	0.00	0.00
R2/51	ASSUMED_RESI	W3/51	35.94	35.94	0.00	0.00
R3/51	ASSUMED_RESI	W1/51	34.76	34.76	0.00	0.00
R3/51	ASSUMED_RESI	W2/51	35.63	35.63	0.00	0.00
R1/52	ASSUMED_RESI	W3/52	37.10	37.10	0.00	0.00
R2/52	ASSUMED_RESI	W2/52	37.07	37.07	0.00	0.00
R3/52	ASSUMED_RESI	W1/52	36.99	36.99	0.00	0.00

7 Hampstead Hill Gardens

R1/39	ASSUMED_RESI	W2/39	23.62	23.50	0.12	0.51
R1/39	ASSUMED_RESI	W3/39	31.99	31.53	0.46	1.44
R1/39	ASSUMED_RESI	W4/39	22.56	22.23	0.33	1.46
R2/39	ASSUMED_RESI	W1/39	28.43	28.08	0.35	1.23
R2/40	ASSUMED_RESI	W3/40	34.44	34.14	0.30	0.87
R3/40	ASSUMED_RESI	W4/40	26.72	26.60	0.12	0.45
R3/40	ASSUMED_RESI	W5/40	35.59	35.16	0.43	1.21
R3/40	ASSUMED_RESI	W6/40	26.84	26.52	0.32	1.19
R1/41	ASSUMED_RESI	W1/41	28.93	28.86	0.07	0.24
R2/41	ASSUMED_RESI	W2/41	36.36	36.20	0.16	0.44
R3/41	ASSUMED_RESI	W3/41	36.50	36.26	0.24	0.66



DAYLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

Room	Room Use	Window	DAYLIGHT		Loss	%Loss
			Existing VSC	Proposed VSC		

R3/41	ASSUMED_RESI	W4/41	36.47	36.20	0.27	0.74
R1/42	ASSUMED_RESI	W1/42	36.68	36.68	0.00	0.00

9 Hampstead Hill Gardens

R1/9	ASSUMED_RESI	W1/9	12.72	12.72	0.00	0.00
R1/9	ASSUMED_RESI	W2/9	13.92	13.92	0.00	0.00
R1/19	ASSUMED_RESI	W1/19	29.34	28.75	0.59	2.01
R1/19	ASSUMED_RESI	W2/19	26.84	26.28	0.56	2.09
R2/19	ASSUMED_KITCHEN	W3/19	21.84	21.48	0.36	1.65
R1/20	ASSUMED_STUDY	W2/20	20.02	20.02	0.00	0.00
R1/20	ASSUMED_STUDY	W3/20	34.90	34.28	0.62	1.78
R1/20	ASSUMED_STUDY	W4/20	35.07	34.48	0.59	1.68
R2/20	ASSUMED_RESI	W6/20	35.23	34.61	0.62	1.76
R2/20	ASSUMED_RESI	W7/20	23.99	23.99	0.00	0.00
R4/20	ASSUMED_RESI	W1/20	12.86	12.86	0.00	0.00
R1/21	ASSUMED_BEDROOM	W1/21	23.91	23.91	0.00	0.00
R1/21	ASSUMED_BEDROOM	W2/21	36.21	35.78	0.43	1.19
R1/21	ASSUMED_BEDROOM	W3/21	36.26	35.81	0.45	1.24
R2/21	ASSUMED_BEDROOM	W5/21	36.28	35.84	0.44	1.21
R3/21	ASSUMED_RESI	W4/21	36.29	35.87	0.42	1.16
R1/22	ASSUMED_RESI	W1/22	38.65	38.64	0.01	0.03
R1/22	ASSUMED_RESI	W2/22	38.64	38.64	0.00	0.00

11 Hampstead Hill Gardens

R1/29	ASSUMED_RESI	W1/29	19.67	19.67	0.00	0.00
R1/29	ASSUMED_RESI	W2/29	16.70	16.70	0.00	0.00
R1/29	ASSUMED_RESI	W3/29	12.11	12.11	0.00	0.00
R2/29	ASSUMED_RESI	W5/29	20.34	20.34	0.00	0.00



DAYLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

Room	Room Use	Window	DAYLIGHT		Loss	%Loss
			Existing VSC	Proposed VSC		
R3/29	ASSUMED_RESI	W4/29	8.26	8.26	0.00	0.00
R3/29	ASSUMED_RESI	W6/29	16.82	16.82	0.00	0.00
R1/30	ASSUMED_RESI	W1/30	28.91	28.46	0.45	1.56
R1/30	ASSUMED_RESI	W2/30	34.52	33.96	0.56	1.62
R1/30	ASSUMED_RESI	W3/30	30.87	30.60	0.27	0.87
R3/30	ASSUMED_RESI	W5/30	33.96	33.66	0.30	0.88
R1/31	ASSUMED_RESI	W1/31	31.21	30.94	0.27	0.87
R1/31	ASSUMED_RESI	W2/31	36.51	36.19	0.32	0.88
R1/31	ASSUMED_RESI	W3/31	33.09	32.95	0.14	0.42
R2/31	ASSUMED_RESI	W4/31	34.45	34.30	0.15	0.44
R3/31	ASSUMED_RESI	W5/31	35.37	35.26	0.11	0.31
R1/32	ASSUMED_RESI	W1/32	38.25	38.21	0.04	0.10
R2/32	ASSUMED_RESI	W2/32	38.01	38.01	0.00	0.00

6 Hampstead Hill Gardens

R1/199	LIVINGROOM	W1/199	18.03	18.03	0.00	0.00
R1/199	LIVINGROOM	W2/199	12.68	12.68	0.00	0.00
R1/199	LIVINGROOM	W3/199	20.72	20.71	0.01	0.05
R1/199	LIVINGROOM	W4/199	63.72	61.98	1.74	2.73
R1/200	LKD	W1/200	29.48	24.42	5.06	17.16
R1/200	LKD	W2/200	34.04	33.71	0.33	0.97
R1/200	LKD	W3/200	32.23	32.03	0.20	0.62
R1/201	BEDROOM	W3/201	34.94	34.87	0.07	0.20
R2/201	KITCHEN	W1/201	34.39	31.03	3.36	9.77
R2/201	KITCHEN	W2/201	37.01	36.84	0.17	0.46
R1/202	DINING	W1/202	37.13	37.13	0.00	0.00
R2/202	KITCHEN	W2/202	34.44	34.44	0.00	0.00



DAYLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

Room	Room Use	Window	DAYLIGHT		Loss	%Loss
			Existing VSC	Proposed VSC		
R1/210	BEDROOM	W1/210	32.83	32.78	0.05	0.15
R1/211	BEDROOM	W1/211	37.21	37.19	0.02	0.05
R1/211	BEDROOM	W2/211	37.22	37.20	0.02	0.05
R1/212	LIBRARY	W1/212	38.38	38.38	0.00	0.00
R1/212	LIBRARY	W2/212	38.35	38.35	0.00	0.00

4a Hampstead Hill Gardens

R1/110	KD	W1/110	16.77	15.88	0.89	5.31
R1/110	KD	W2/110	24.19	22.26	1.93	7.98
R1/110	KD	W1/150	29.36	29.02	0.34	1.16
R1/110	KD	W2/150	19.82	19.73	0.09	0.45
R1/110	KD	W3/150	24.60	24.31	0.29	1.18
R1/150	LIVINGROOM	W1/150	29.36	29.02	0.34	1.16
R1/150	LIVINGROOM	W2/150	19.82	19.73	0.09	0.45
R1/150	LIVINGROOM	W3/150	24.60	24.31	0.29	1.18
R1/151	BEDROOM	W3/151	22.01	22.00	0.01	0.05
R1/151	BEDROOM	W4/151	20.77	20.77	0.00	0.00
R2/151	BEDROOM	W5/151	18.27	18.27	0.00	0.00
R4/151	BEDROOM	W1/151	21.47	19.92	1.55	7.22

4 Hampstead Hill Gardens

R1/59	ASSUMED_BEDROOM	W1/59	61.14	60.76	0.38	0.62
R1/59	ASSUMED_BEDROOM	W2/59	54.65	54.30	0.35	0.64
R1/59	ASSUMED_BEDROOM	W3/59	22.00	21.41	0.59	2.68
R1/59	ASSUMED_BEDROOM	W4/59	16.86	16.34	0.52	3.08
R1/60	BEDROOM	W2/60	34.75	33.73	1.02	2.94
R1/60	BEDROOM	W3/60	34.71	33.90	0.81	2.33
R2/60	BEDROOM	W1/60	32.94	32.74	0.20	0.61
R4/60	LIVING_ROOM	W6/60	32.68	32.30	0.38	1.16



DAYLIGHT ANALYSIS
4B Hampstead Hill Gardens, London
EXISTING vs PROPOSED DATED 09/12/20
P2023 - rel4

DAYLIGHT						
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R4/60	LIVING_ROOM	W7/60	31.51	31.17	0.34	1.08
R1/61	LIVINGROOM	W2/61	37.05	36.79	0.26	0.70
R1/61	LIVINGROOM	W3/61	37.09	36.88	0.21	0.57
R2/61	DINING	W1/61	35.22	35.17	0.05	0.14
R4/61	KD	W4/61	37.42	37.30	0.12	0.32
R4/61	KD	W5/61	37.55	37.45	0.10	0.27
R1/71	ASSUMED_RESI	W1/71	36.42	36.24	0.18	0.49
R1/100	DINING	W1/100	18.89	18.33	0.56	2.96
R1/100	DINING	W2/100	16.09	15.47	0.62	3.85



NSL ANALYSIS

4B Hampstead Hill Gardens, London
EXISTING vs PROPOSED DATED 09/12/20
P2023 - rel4

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		

5 Hampstead Hill Gardens

R1/50	ASSUMED_RESI	232.9	228.2	228.2	0.0	0.0
R3/50	ASSUMED_RESI	233.2	230.1	230.1	0.0	0.0
R1/51	ASSUMED_RESI	232.9	228.2	228.2	0.0	0.0
R2/51	ASSUMED_RESI	89.8	89.3	89.3	0.0	0.0
R3/51	ASSUMED_RESI	233.2	230.1	230.1	0.0	0.0
R1/52	ASSUMED_RESI	232.9	179.5	179.5	0.0	0.0
R2/52	ASSUMED_RESI	89.8	85.1	85.1	0.0	0.0
R3/52	ASSUMED_RESI	233.2	179.8	179.8	0.0	0.0

7 Hampstead Hill Gardens

R1/39	ASSUMED_RESI	195.0	193.3	193.3	0.0	0.0
R2/39	ASSUMED_RESI	136.3	132.1	132.1	0.1	0.1
R2/40	ASSUMED_RESI	136.3	133.1	133.1	0.0	0.0
R3/40	ASSUMED_RESI	195.0	194.3	194.3	0.0	0.0
R1/41	ASSUMED_RESI	123.0	116.4	116.4	0.0	0.0
R2/41	ASSUMED_RESI	136.3	133.1	133.1	0.0	0.0
R3/41	ASSUMED_RESI	219.3	216.2	216.2	0.0	0.0
R1/42	ASSUMED_RESI	166.4	166.4	166.4	0.0	0.0

9 Hampstead Hill Gardens

R1/9	ASSUMED_RESI	63.6	24.2	24.2	0.0	0.0
R1/19	ASSUMED_RESI	250.6	242.4	242.4	0.0	0.0
R2/19	ASSUMED_KITCHEN	145.2	108.6	108.6	0.0	0.0
R1/20	ASSUMED_STUDY	250.6	245.8	245.8	0.0	0.0
R2/20	ASSUMED_RESI	145.2	143.6	143.6	0.0	0.0
R4/20	ASSUMED_RESI	134.1	50.4	50.4	0.0	0.0
R1/21	ASSUMED_BEDROOM	228.0	225.0	225.0	0.0	0.0
R2/21	ASSUMED_BEDROOM	145.2	135.8	135.8	0.0	0.0
R3/21	ASSUMED_RESI	123.6	121.3	121.3	0.0	0.0
R1/22	ASSUMED_RESI	328.9	294.6	294.6	0.0	0.0

11 Hampstead Hill Gardens

R1/29	ASSUMED_RESI	332.1	323.7	323.7	0.0	0.0
R2/29	ASSUMED_RESI	130.0	119.3	119.3	0.0	0.0
R3/29	ASSUMED_RESI	62.5	20.6	20.6	0.0	0.0
R1/30	ASSUMED_RESI	332.1	328.4	328.4	0.0	0.0
R3/30	ASSUMED_RESI	130.0	124.1	124.1	0.0	0.0



NSL ANALYSIS

4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

Room	Room Use	Whole Room sq ft	NSL		Loss sq ft	%Loss
			Existing sq ft	Proposed sq ft		
R1/31	ASSUMED_RESI	332.1	328.8	328.8	0.0	0.0
R2/31	ASSUMED_RESI	109.2	106.6	106.6	0.0	0.0
R3/31	ASSUMED_RESI	130.0	124.1	124.1	0.0	0.0
R1/32	ASSUMED_RESI	307.8	221.7	221.7	0.0	0.0
R2/32	ASSUMED_RESI	229.0	118.3	118.3	0.0	0.0

6 Hampstead Hill Gardens

R1/199	LIVINGROOM	467.2	455.8	455.3	0.5	0.1
R1/200	LKD	404.6	401.1	401.1	0.0	0.0
R1/201	BEDROOM	97.2	93.3	93.3	0.0	0.0
R2/201	KITCHEN	208.9	203.8	203.8	0.0	0.0
R1/202	DINING	141.5	133.6	133.6	0.0	0.0
R2/202	KITCHEN	159.8	151.7	151.7	0.0	0.0
R1/210	BEDROOM	73.4	73.1	73.1	0.0	0.0
R1/211	BEDROOM	77.5	77.2	77.2	0.0	0.0
R1/212	LIBRARY	92.8	92.3	92.3	0.0	0.0

4a Hampstead Hill Gardens

R1/110	KD	333.6	327.6	300.5	27.1	8.3
R1/150	LIVINGROOM	342.7	338.5	338.0	0.6	0.2
R1/151	BEDROOM	159.7	153.4	153.2	0.3	0.2
R2/151	BEDROOM	145.0	138.2	138.2	0.0	0.0
R4/151	BEDROOM	82.1	80.7	80.6	0.1	0.1

4 Hampstead Hill Gardens

R1/59	ASSUMED_BEDROOM	115.9	114.1	114.1	0.0	0.0
R1/60	BEDROOM	208.7	204.6	204.6	0.0	0.0
R2/60	BEDROOM	216.3	193.0	193.0	0.0	0.0
R4/60	LIVING_ROOM	247.2	240.3	240.3	0.0	0.0
R1/61	LIVINGROOM	277.7	272.9	272.9	0.0	0.0
R2/61	DINING	113.6	97.9	97.9	0.0	0.0
R4/61	KD	211.4	207.0	207.0	0.0	0.0
R1/71	ASSUMED_RESI	124.7	123.8	123.8	0.0	0.0
R1/100	DINING	155.6	150.9	150.9	0.0	0.0



SUNLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

5 Hampstead Hill Gardens

R1/50	W4/50	ASSUMED_RESI	20	61	20	61	0.0	0.0						
R1/50	W5/50	ASSUMED_RESI	20	64	20	64	0.0	0.0	21	65	21	65	0.0	0.0
R3/50	W1/50	ASSUMED_RESI	14	56	14	56	0.0	0.0						
R3/50	W2/50	ASSUMED_RESI	15	59	15	59	0.0	0.0	16	61	16	61	0.0	0.0
R1/51	W4/51	ASSUMED_RESI	23	66	23	66	0.0	0.0						
R1/51	W5/51	ASSUMED_RESI	23	66	23	66	0.0	0.0	23	66	23	66	0.0	0.0
R2/51	W3/51	ASSUMED_RESI	23	66	23	66	0.0	0.0	23	66	23	66	0.0	0.0
R3/51	W1/51	ASSUMED_RESI	19	62	19	62	0.0	0.0						
R3/51	W2/51	ASSUMED_RESI	20	63	20	63	0.0	0.0	20	63	20	63	0.0	0.0
R1/52	W3/52	ASSUMED_RESI	23	64	23	64	0.0	0.0	23	64	23	64	0.0	0.0
R2/52	W2/52	ASSUMED_RESI	23	64	23	64	0.0	0.0	23	64	23	64	0.0	0.0
R3/52	W1/52	ASSUMED_RESI	22	63	22	63	0.0	0.0	22	63	22	63	0.0	0.0

7 Hampstead Hill Gardens

R1/39	W2/39	ASSUMED_RESI	19	56	18	55	5.3	1.8						
R1/39	W3/39	ASSUMED_RESI	18	67	18	67	0.0	0.0						



SUNLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/39	W4/39	ASSUMED_RES1	7	38	7	38	0.0	0.0	19	68	18	67	5.3	1.5
R2/39	W1/39	ASSUMED_RES1	13	58	12	57	7.7	1.7	13	58	12	57	7.7	1.7
R2/40	W3/40	ASSUMED_RES1	22	70	21	69	4.5	1.4	22	70	21	69	4.5	1.4
R3/40	W4/40	ASSUMED_RES1	21	61	21	61	0.0	0.0						
R3/40	W5/40	ASSUMED_RES1	20	69	20	69	0.0	0.0						
R3/40	W6/40	ASSUMED_RES1	10	42	9	41	10.0	2.4	23	74	22	73	4.3	1.4
R1/41	W1/41	ASSUMED_RES1	18	54	18	54	0.0	0.0	18	54	18	54	0.0	0.0
R2/41	W2/41	ASSUMED_RES1	23	68	23	68	0.0	0.0	23	68	23	68	0.0	0.0
R3/41	W3/41	ASSUMED_RES1	24	69	24	69	0.0	0.0						
R3/41	W4/41	ASSUMED_RES1	24	68	24	68	0.0	0.0	25	70	25	70	0.0	0.0
R1/42	W1/42	ASSUMED_RES1	26	69	26	69	0.0	0.0	26	69	26	69	0.0	0.0

9 Hampstead Hill Gardens

R1/9	W1/9	ASSUMED_RES1	12	35	12	35	0.0	0.0						
R1/9	W2/9	ASSUMED_RES1	2	29	2	29	0.0	0.0	14	64	14	64	0.0	0.0
R1/19	W1/19	ASSUMED_RES1	19	64	17	62	10.5	3.1						
R1/19	W2/19	ASSUMED_RES1	21	59	19	57	9.5	3.4	23	70	22	69	4.3	1.4



SUNLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/19	W3/19	ASSUMED_KITCHEN	11	44	10	43	9.1	2.3	11	44	10	43	9.1	2.3
R1/20	W2/20	ASSUMED_STUDY	14	32	14	32	0.0	0.0						
R1/20	W3/20	ASSUMED_STUDY	26	77	26	77	0.0	0.0						
R1/20	W4/20	ASSUMED_STUDY	25	77	25	77	0.0	0.0	26	81	26	81	0.0	0.0
R2/20	W6/20	ASSUMED_RESI	26	77	26	77	0.0	0.0						
R2/20	W7/20	ASSUMED_RESI	8	33	8	33	0.0	0.0	27	78	27	78	0.0	0.0
R4/20	W1/20	ASSUMED_RESI	10	26	10	26	0.0	0.0	10	26	10	26	0.0	0.0
R1/21	W1/21	ASSUMED_BEDROOM	15	39	15	39	0.0	0.0						
R1/21	W2/21	ASSUMED_BEDROOM	26	80	26	80	0.0	0.0						
R1/21	W3/21	ASSUMED_BEDROOM	26	78	26	78	0.0	0.0	26	86	26	86	0.0	0.0
R2/21	W5/21	ASSUMED_BEDROOM	26	78	26	78	0.0	0.0	26	78	26	78	0.0	0.0
R3/21	W4/21	ASSUMED_RESI	26	78	26	78	0.0	0.0	26	78	26	78	0.0	0.0
R1/22	W1/22	ASSUMED_RESI	28	83	28	83	0.0	0.0						
R1/22	W2/22	ASSUMED_RESI	27	82	27	82	0.0	0.0	28	83	28	83	0.0	0.0

11 Hampstead Hill Gardens

R1/29	W1/29	ASSUMED_RESI	10	48	10	48	0.0	0.0						
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SUNLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/29	W2/29	ASSUMED_RESI	0	44	0	44	-	0.0						
R1/29	W3/29	ASSUMED_RESI	7	30	7	30	0.0	0.0	11	57	11	57	0.0	0.0
R2/29	W5/29	ASSUMED_RESI	10	47	10	47	0.0	0.0	10	47	10	47	0.0	0.0
R3/29	W4/29	ASSUMED_RESI	6	26	6	26	0.0	0.0						
R3/29	W6/29	ASSUMED_RESI	8	38	8	38	0.0	0.0	14	64	14	64	0.0	0.0
R1/30	W1/30	ASSUMED_RESI	22	60	22	60	0.0	0.0						
R1/30	W2/30	ASSUMED_RESI	24	80	24	80	0.0	0.0						
R1/30	W3/30	ASSUMED_RESI	22	63	21	62	4.5	1.6	25	81	25	81	0.0	0.0
R3/30	W5/30	ASSUMED_RESI	23	75	23	75	0.0	0.0	23	75	23	75	0.0	0.0
R1/31	W1/31	ASSUMED_RESI	23	63	23	63	0.0	0.0						
R1/31	W2/31	ASSUMED_RESI	27	84	27	84	0.0	0.0						
R1/31	W3/31	ASSUMED_RESI	24	67	24	67	0.0	0.0	28	87	28	87	0.0	0.0
R2/31	W4/31	ASSUMED_RESI	28	77	28	77	0.0	0.0	28	77	28	77	0.0	0.0
R3/31	W5/31	ASSUMED_RESI	28	82	28	82	0.0	0.0	28	82	28	82	0.0	0.0
R1/32	W1/32	ASSUMED_RESI	29	85	29	85	0.0	0.0	29	85	29	85	0.0	0.0
R2/32	W2/32	ASSUMED_RESI	29	85	29	85	0.0	0.0	29	85	29	85	0.0	0.0



SUNLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

6 Hampstead Hill Gardens

R1/199	W1/199	LIVINGROOM	12	33	12	33	0.0	0.0						
R1/199	W2/199	LIVINGROOM	12	35	12	35	0.0	0.0						
R1/199	W3/199	LIVINGROOM	10	48	10	48	0.0	0.0						
R1/199	W4/199	LIVINGROOM	19	65	19	65	0.0	0.0	19	67	19	67	0.0	0.0
R1/200	W1/200	LKD	1	20	1	14	0.0	30.0						
R1/200	W2/200	LKD	24	71	24	69	0.0	2.8						
R1/200	W3/200	LKD	23	63	23	61	0.0	3.2	26	74	26	72	0.0	2.7
R1/201	W3/201	BEDROOM	24	66	24	65	0.0	1.5	24	66	24	65	0.0	1.5
R2/201	W1/201	KITCHEN	4	28	3	23	25.0	17.9						
R2/201	W2/201	KITCHEN	26	76	26	74	0.0	2.6	26	77	26	75	0.0	2.6
R1/202	W1/202	DINING	26	77	26	77	0.0	0.0	26	77	26	77	0.0	0.0
R2/202	W2/202	KITCHEN	21	71	21	71	0.0	0.0	21	71	21	71	0.0	0.0
R1/210	W1/210	BEDROOM	23	71	23	69	0.0	2.8	23	71	23	69	0.0	2.8
R1/211	W1/211	BEDROOM	26	78	26	78	0.0	0.0						
R1/211	W2/211	BEDROOM	24	74	24	74	0.0	0.0	26	78	26	78	0.0	0.0
R1/212	W1/212	LIBRARY	27	83	27	83	0.0	0.0						



SUNLIGHT ANALYSIS
 4B Hampstead Hill Gardens, London
 EXISTING vs PROPOSED DATED 09/12/20
 P2023 - rel4

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/212	W2/212	LIBRARY	25	81	25	81	0.0	0.0	27	83	27	83	0.0	0.0
4a Hampstead Hill Gardens														
R1/110	W1/110	KD	3	24	3	24	0.0	0.0						
R1/110	W2/110	KD	2	22	2	22	0.0	0.0						
R1/110	W1/150	KD	14	52	14	52	0.0	0.0						
R1/110	W2/150	KD	5	28	5	28	0.0	0.0						
R1/110	W3/150	KD	16	50	16	51	0.0	-2.0	17	59	17	59	0.0	0.0
R1/150	W1/150	LIVINGROOM	14	52	14	52	0.0	0.0						
R1/150	W2/150	LIVINGROOM	5	28	5	28	0.0	0.0						
R1/150	W3/150	LIVINGROOM	16	50	16	51	0.0	-2.0	17	59	17	59	0.0	0.0
R1/151	W3/151	BEDROOM	14	42	14	42	0.0	0.0						
R1/151	W4/151	BEDROOM	12	40	12	40	0.0	0.0	14	42	14	42	0.0	0.0
R2/151	W5/151	BEDROOM	9	37	9	37	0.0	0.0	9	37	9	37	0.0	0.0
R4/151	W1/151	BEDROOM	18	42	18	36	0.0	14.3	18	42	18	36	0.0	14.3

Appendix C – Window Maps





Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects
 3D model (received 14/10/19)
 19/02/19 drawing (clean.rvt)
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 2112898.rvt (P2_20.dwg/2112898.elevation12.dwg/2112898-roof
 plan P2 Model.dwg)
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: ————

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Window Locations 5 & 7 Hampstead Hill Gardens

Scheme Confirmed: -

Date: -

Drawn By: HC/JMG

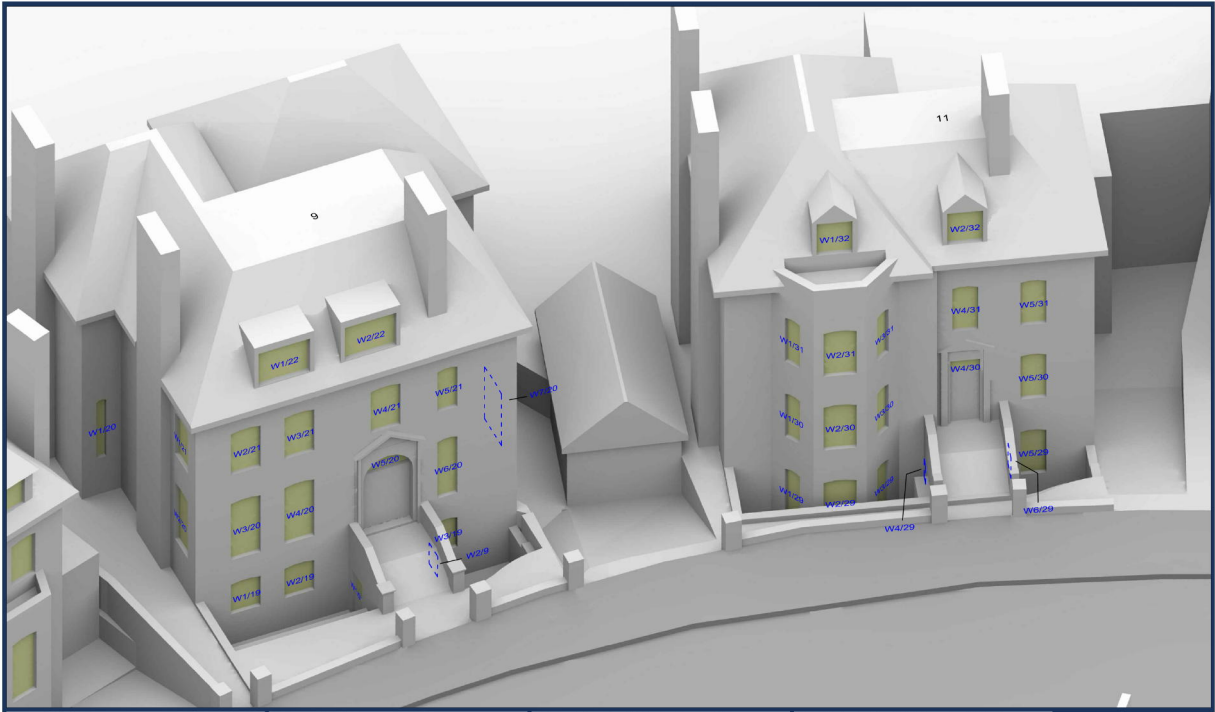
Scale: NTS @ A3

Date: October '19

Dwg No: P2023/WM/01

Rel: 03





Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects
 3D Model (received 14/10/19)
 19/02/19 Building Clean-Up
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 21/10/19 (case F2_20.dwg/ 21/10/19 elevations F2.dwg/21/10/19 roof plan F2 Model.dwg)
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: ■ Window - - - Window (to be removed) ■ Window (to be added)

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Window Locations 9 & 11 Hampstead Hill Gardens

Scheme Confirmed: -

Date: -

Drawn By: HC/JMG

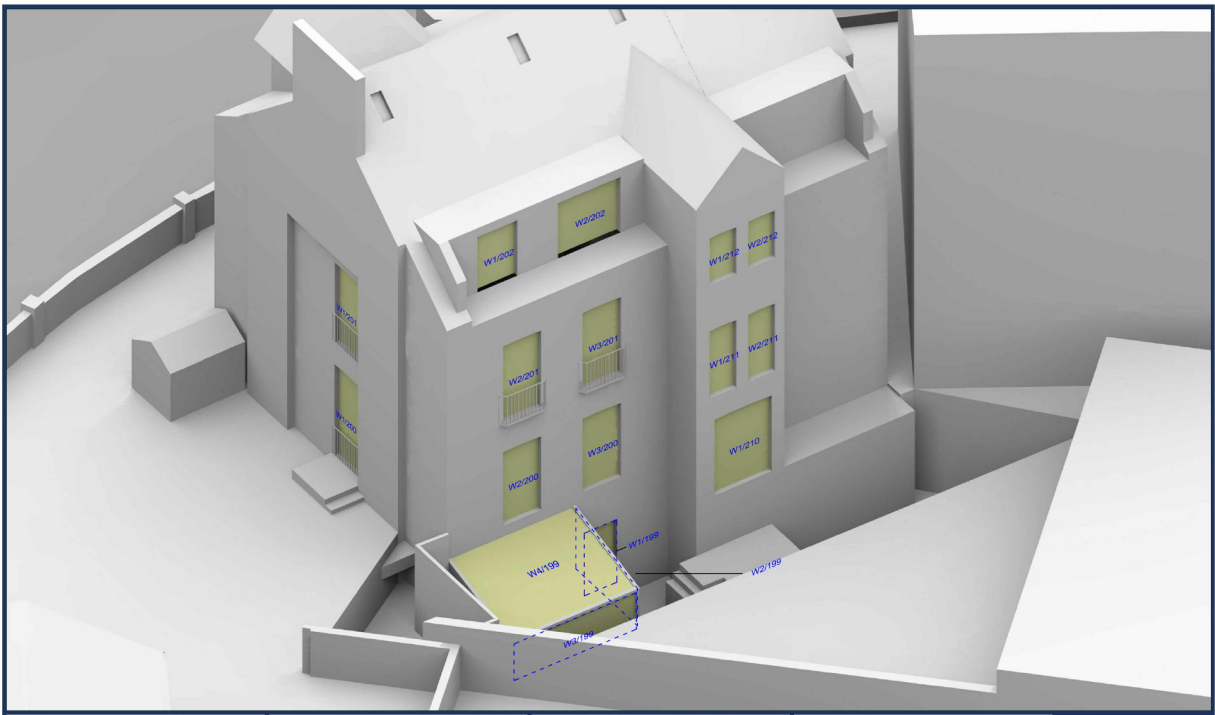
Scale: NTS @ A3

Date: October '19

Dwg No: P2023/MM/02

Rel: 03





Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects
 3D model (received 14/10/19)
 19/02/19 Airship Clean-Up
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 21/10/19 Issue P2_20.dwg/ 21/10/19 elevations P2.dwg/21/10/19 roof plan P2 Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: W1/199

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Window Locations 6 Hampstead Hill Gardens

Scheme Confirmed: -

Date: -

Drawn By: HC/JMG

Scale: NTS @ A3

Date: October '19

Dwg No: P2023/WM/03

Rel: 03





Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects
 3D model (received 14/10/19)
 19/02/19 Admin/Client/Map
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 15/10/19 map F2 2D.dwg/ 15/10/19 elevations F2.dwg/15/10/19 roof
 plan F2 Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key: North

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Window Locations 4a Hampstead Hill Gardens

Scheme Confirmed: -

Date: -

Drawn By: HC/JMG

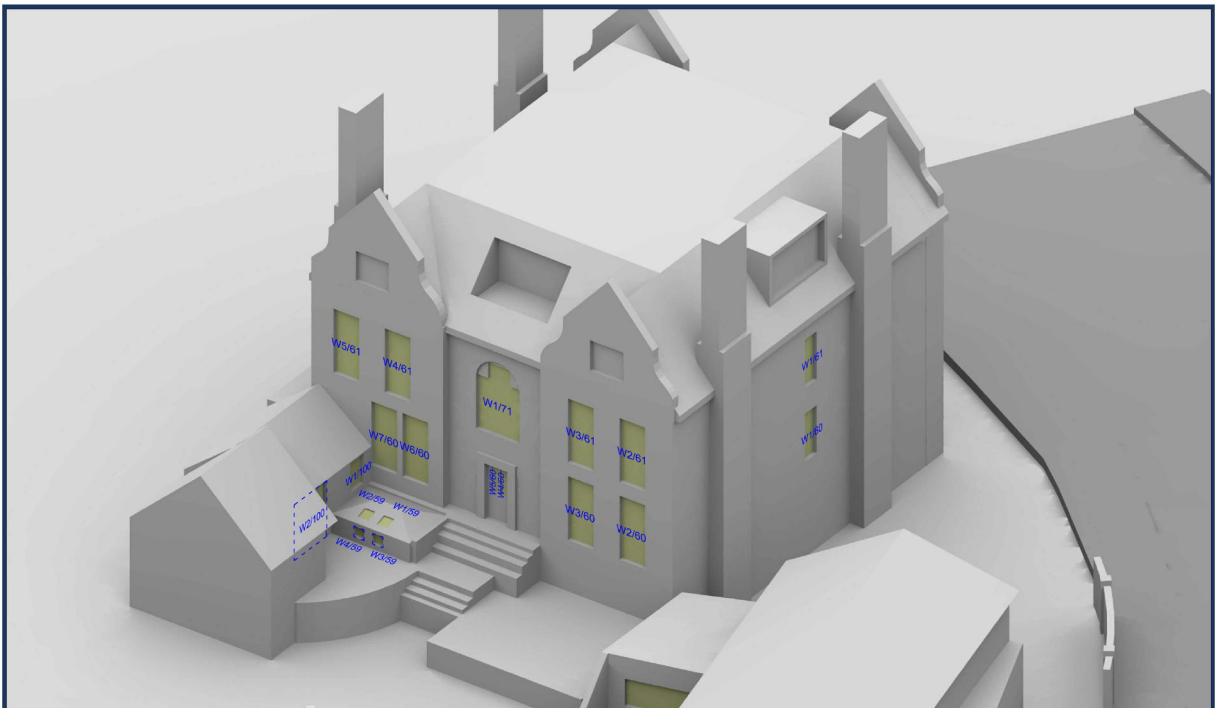
Scale: NTS @ A3

Date: October '19

Dwg No: **P2023/WM/04** Rel: **03**

Point 2 Surveyors Limited, 17 Slingsby Place, London, WC2E 9AB | 0207 836 5828 | point2.co.uk





Sources: Point 2 Surveyors
 Site Photos (received 19/02/19)
 CAD Architects
 3D model (received 14/10/19)
 19/02/19 Admin/Client/Map
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 21/10/19 (map) P2_20.dwg/ 21/10/19 elevations P2.dwg/21/10/19 roof plan P2 Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key:
 Project: 4b Hampstead Hill Gardens, London, NW3

Title: Window Locations 4 Hampstead Hill Gardens

Scheme Confirmed: -

Date: -

Drawn By: HC/JMG

Scale: NTS @ A3

Date: October '19

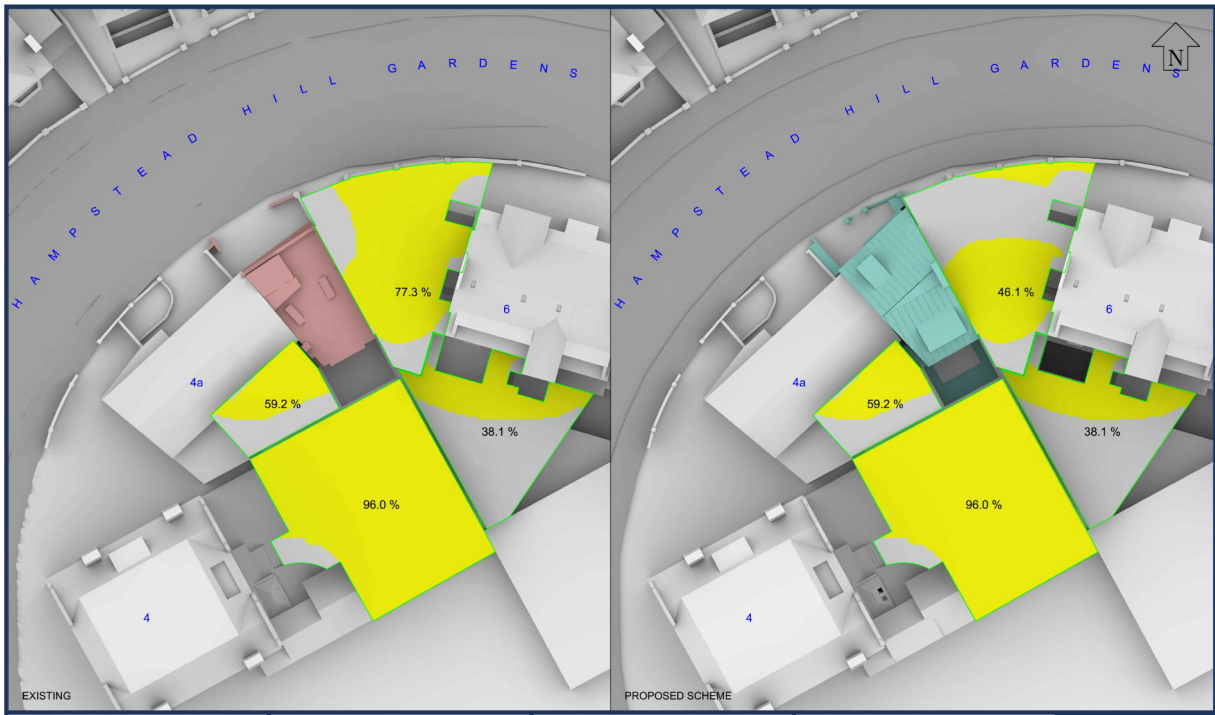
Dwg No: P2023/MM/05

Rel: 03



Appendix D – Sun on Ground Plots

2
POINT



Sources: Point 2 Surveyors
 Site Photos (received 15/02/19)
 CAD drawings
 3D model (received 09/12/20)
 2020-12-08-4b-rd-01.dwg
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 151387R case F2.20.dwg/ 151387R elevations F2.dwg/151387R roof
 plan F2.Model.dwg
 Call Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key:

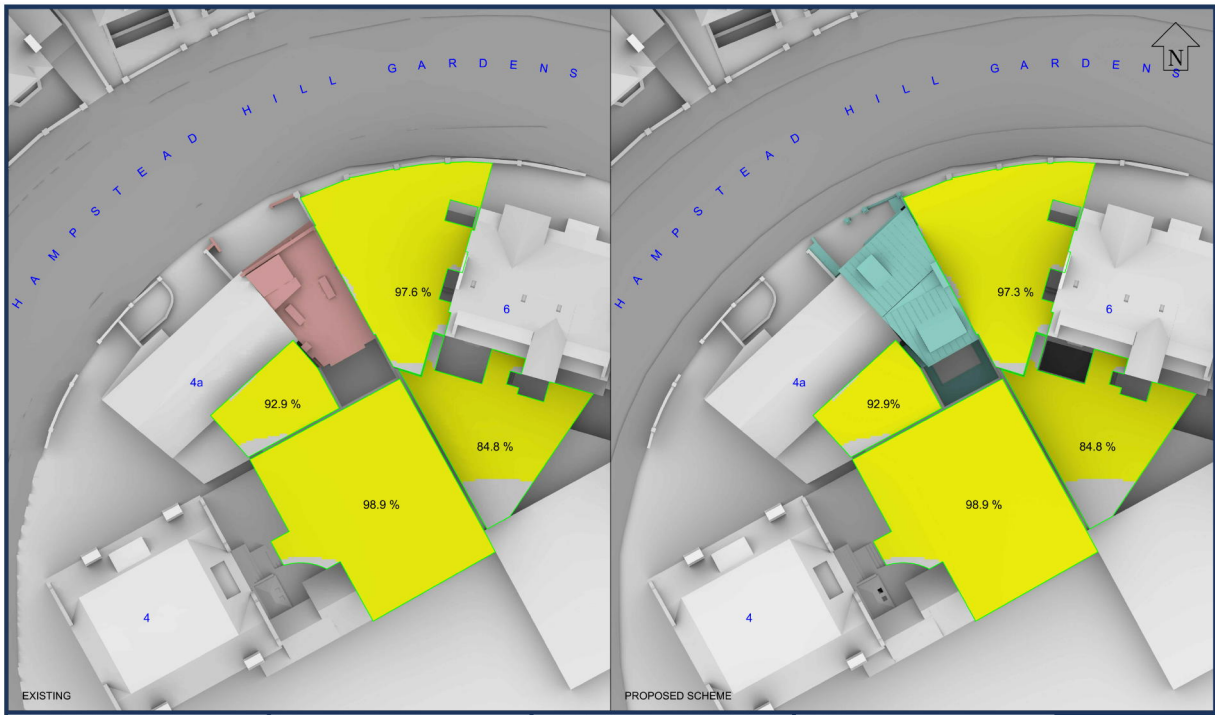
	Area analysed
	Area with more than 2 hours of direct sunlight
	Area with less than 2 hours of direct sunlight
50%	Percentage of area with more than 2 hours of direct sunlight

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Site Plan
 Proposed Scheme 09/12/20
 2 hours Overshadowing Test
 21st March

Scheme Confirmed: -	Date: -	Drawn By: CJ	Scale: 1:250 @ A3	Date: Dec 20	Dwg No: P2023/SHA/09	Rel: 04
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Sources: Point 2 Surveys
 Site Photos (received 15/02/19)
 CAD Architect
 3D model (received 09/12/20)
 2020-12-08-4bshg.dwg
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 215189R.dwg P2_20.dwg/ 215189R elevations P2.dwg/ 215189R roof
 plan P2.Model.dwg
 Civil Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key:

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Site Plan
 Proposed Scheme 09/12/20
 2 hours Overshadowing Test
 21st June

Scheme Confirmed: -

Date: -

Drawn By: CJ

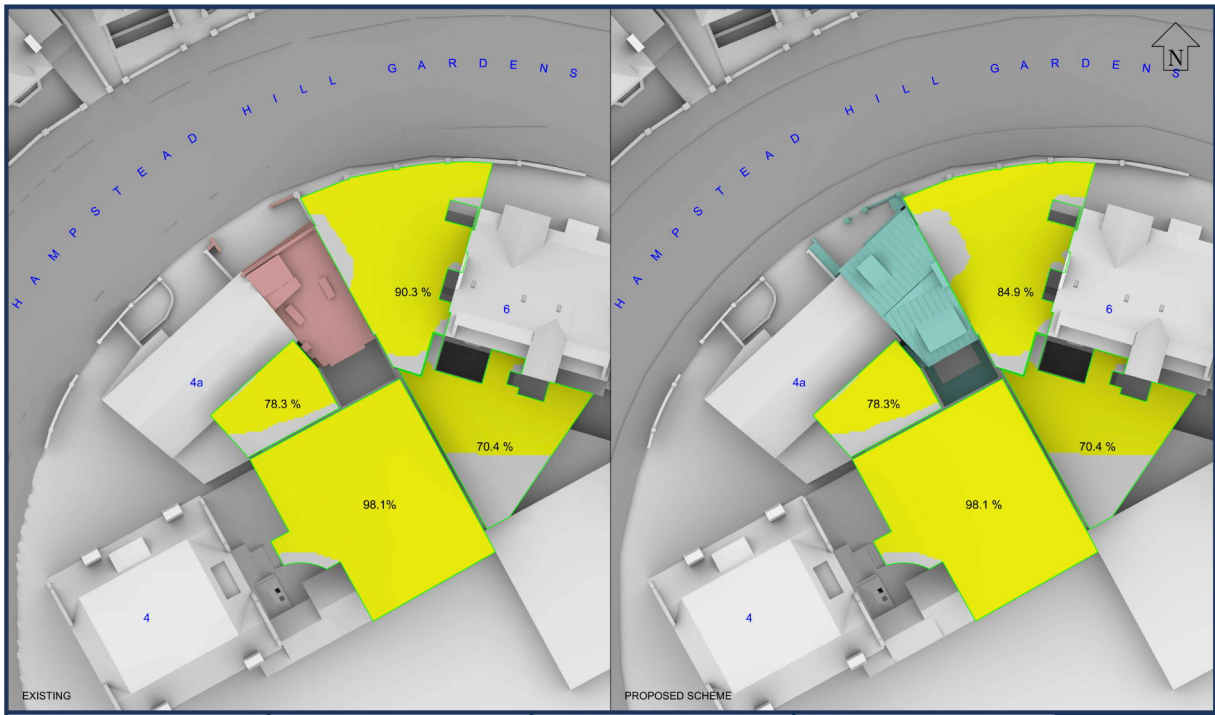
Scale: 1:250 @ A3

Date: Dec 20

Dwg No: P2023/SHA/10

Rel: 04





Sources: Point 2 Surveyors
 Site Photos (received 15/02/19)
 CAD Architects
 3D Model (received 09/12/20)
 2020-13-08-4b-rd-01.dwg
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 151387R case F2 2D.dwg/ 151387R elevations F2.dwg/151387R/roof
 plan F2 Model.dwg
 Call Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key:
 [Green outline] Area analysed
 [Yellow fill] Area with more than 2 hours of direct sunlight
 [Light green fill] Area with less than 2 hours of direct sunlight
 50% Percentage of area with more than 2 hours of direct sunlight

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Site Plan
 Proposed Scheme 09/12/20
 2 hours Overshadowing Test
 21st APRIL

Scheme Confirmed: - Date: -

Drawn By: CJ

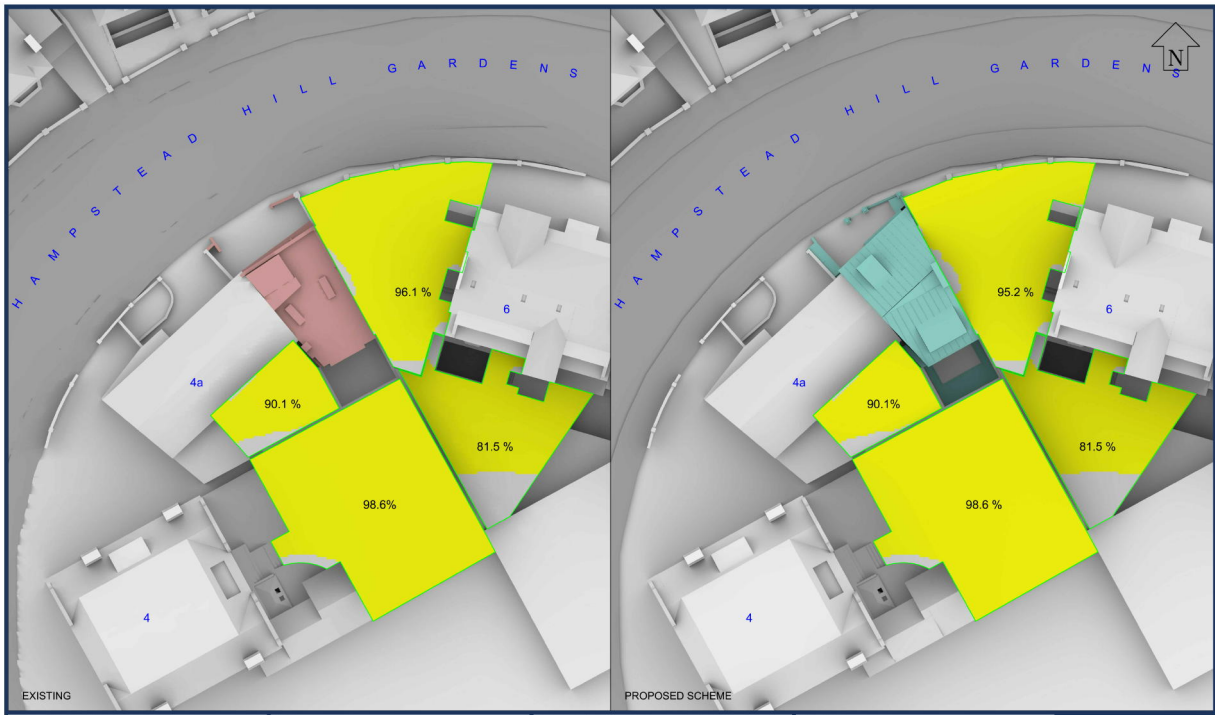
Scale: 1:250 @ A3

Date: Dec 20

Dwg No: P2023/SHA/11

Rel: 04





Sources: Point 2 Surveyors
 Site Photos (received 15/02/19)
 CAD Architect
 3D Model (received 09/12/20)
 2020-12-08-4bshd.dwg
 Topographical Survey, Roof Plan & Elevations (received 06/03/19)
 215189R.dwg P2_20.dwg/ 215189R elevations P2.dwg/ 215189R/roof
 plan P2.Model.dwg
 Call Consultancy
 Various Neighbouring Floorplans and Planning Documents

Key:
 [Green outline] Area analysed
 [Yellow fill] Area with more than 2 hours of direct sunlight
 [Light green fill] Area with less than 2 hours of direct sunlight
 50% Percentage of area with more than 2 hours of direct sunlight

Project: 4b Hampstead Hill Gardens, London, NW3

Title: Site Plan
 Proposed Scheme 09/12/20
 2 hours Overshadowing Test
 21st MAY

Scheme Confirmed: - Date: -

Drawn By: CJ

Scale: 1:250 @ A3

Date: Dec 20

Dwg No: P2023/SHA/12

Ref: 04

